



## Sutherland Avenue, London, W9

£1,365,000

We are pleased to offer for sale this stunning two bedroom first floor apartment in this white period stucco building located on the ever popular Sutherland Avenue. This interesting apartment benefits from an impressive 22' south aspect reception room with open plan kitchen and mezzanine floor providing study room ( with restricted headroom ) the main room benefits from high ceilings, plantation blinds, feature fireplace and access to balcony with seating space, master bedroom with built-in wardrobes and beautiful tiled en-suite bathroom, second double bedroom with built-in wardrobes, tiled family bathroom . The apartment also has use of a lift and the landscaped communal gardens ( Winston Gardens ) to the rear of the building. The apartment is adjacent to the popular Warrington Public House on this attractive tree lined residential street within easy reach of a wide selection of shops, cafes and restaurants in Maida Vale and Paddington recreational ground with its open spaces as well as an athletics track, tennis courts and playgrounds. Underground links can be found at both Maida Vale and Warwick Avenue Underground Station (Bakerloo Line) being a short walk away. Council tax Band G. SHARE OF FREEHOLD with 974 years unexpired. SOLE AGENTS.

# Sutherland Avenue, London, W9

Reception room

Kitchen

Mezzanine study

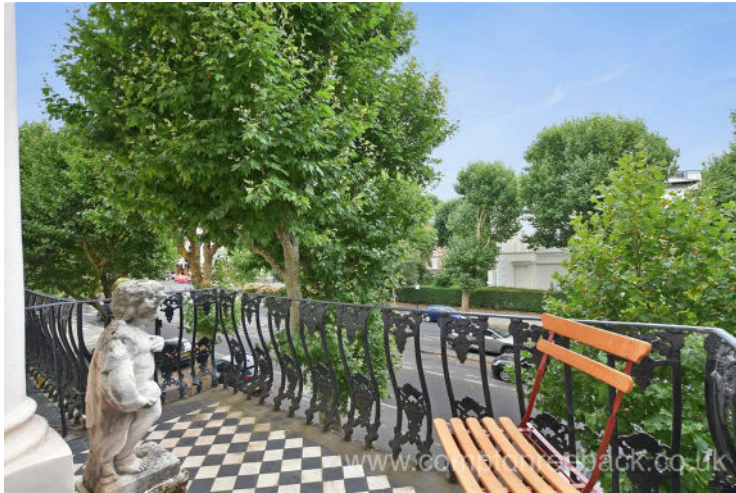
Bedroom 1

En Suite bathroom

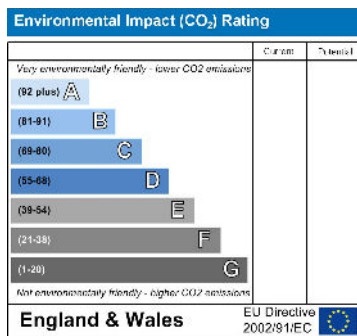
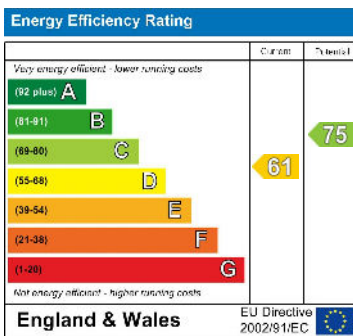
Bedroom 2

Exterior

Balcony



## Communal gardens





MEZZANINE  
GROSS INTERNAL  
FLOOR AREA 120 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 986 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1106 SQ FT/ 103 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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comptonreeback.co.uk